

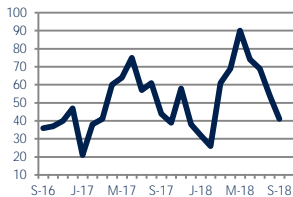
Focus On: Potomac Housing Market

September 2018

Zip Code(s): 20854

Units Sold

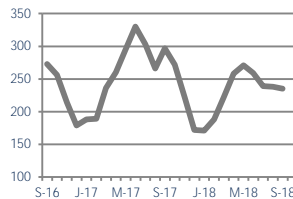
41



Down -7%
Vs. Year Ago

Active Inventory

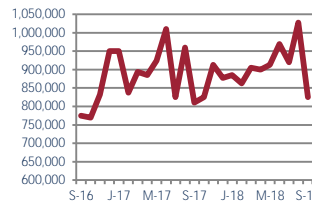
235



Down -21%
Vs. Year Ago

Median Sale Price

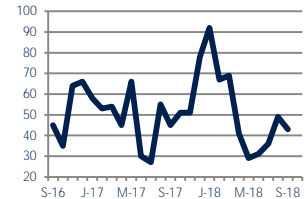
\$825,000



Up 2%
Vs. Year Ago

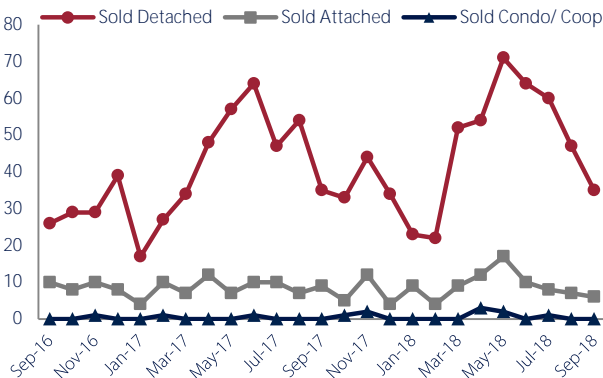
Days On Market

43



Down -4%
Vs. Year Ago

Units Sold*



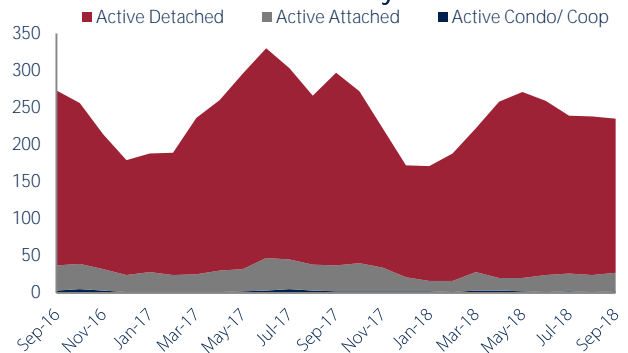
Units Sold

There was a decrease in total units sold in September, with 41 sold this month in Potomac versus 54 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 7% versus September 2017.

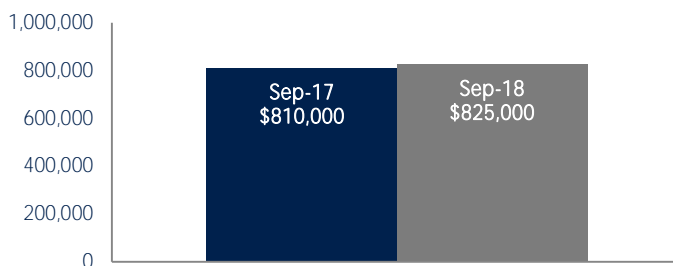
Active Inventory

Versus last year, the total number of homes available this month is lower by 62 units or 21%. The total number of active inventory this September was 235 compared to 297 in September 2017. This month's total of 235 is lower than the previous month's total supply of available inventory of 238, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Potomac Homes was \$810,000. This September, the median sale price was \$825,000, an increase of 2% or \$15,000 compared to last year. The current median sold price is 20% lower than in August.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Potomac are defined as properties listed in zip code/s 20854.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



CHRISTIE'S
INTERNATIONAL REAL ESTATE





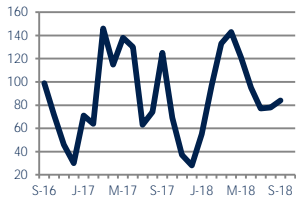
Focus On: Potomac Housing Market

September 2018

Zip Code(s): 20854

New Listings

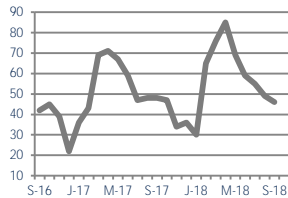
84



Down -33%
Vs. Year Ago

Current Contracts

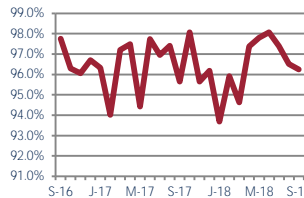
46



Down -4%
Vs. Year Ago

Sold Vs. List Price

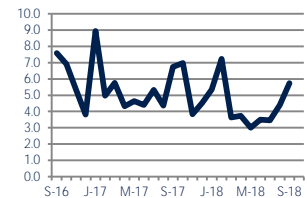
96.3%



Up 0.6%
Vs. Year Ago

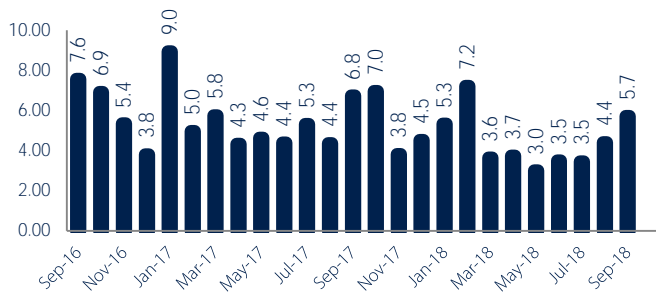
Months of Supply

5.7



Down -15%
Vs. Year Ago

Months Of Supply



Months of Supply

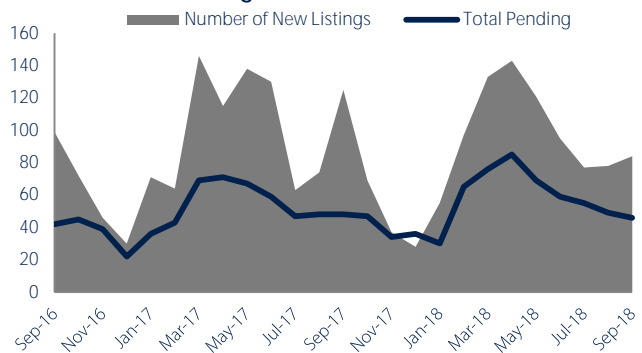
In September, there was 5.7 months of supply available in Potomac, compared to 6.8 in September 2017. That is a decrease of 15% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

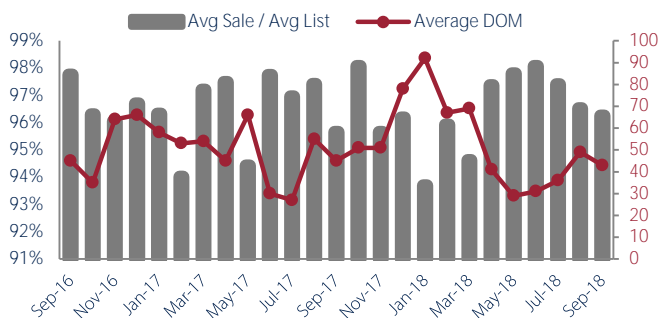
New Listings & Current Contracts

This month there were 84 homes newly listed for sale in Potomac compared to 125 in September 2017, a decrease of 33%. There were 46 current contracts pending sale this September compared to 48 a year ago. The number of current contracts is 4% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Potomac was 96.3% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 43, lower than the average last year, which was 45, a decrease of 4%.



Potomac are defined as properties listed in zip code/s 20854.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.

